

MEMORANDUM

DECEMBER 4, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FRPM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPERS
RE-USE PARCELS 11A AND 11B

4018

SUMMARY: This memorandum requests that the Authority tentatively designate Kevin Fitzgerald, Robin-Mayer Fitzgerald, on the one hand, and the Tent City Corporation, Inc., on the other hand, as Redevelopers in a joint venture of Parcels 11A and 11B known as the Tent City Site in the South End Urban Renewal Area, Mass. R-56

Parcels 11A and 11B are a 3.3 acre site bounded by Dartmouth Street, Columbus Avenue, Yarmouth Street and the Southwest Corridor Project Right-of-Way, adjacent to Copley Place.

In order to resolve the development of this site it is proposed that Kevin and Robin-Mayer Fitzgerald representing the owners of the majority of the privately owned parcels on the site, and the Tent City Corporation of 645 Boylston Street, Boston, representing the community group concerned with this site, be designated joint tentative designation as Redevelopers of a mixed income, 270 unit residential complex and a mixed residential/commercial garage (see attached letter).

A summary of the proposal includes a mixed income, 270 unit residential development consisting of market level, moderate and low-income units, both elderly and family size. At least one half of those units will be in the form of a lease-back cooperative to enable moderate-income households homeownership benefits. The design concept will stress the components necessary to achieve a secure, viable and socially-integrated development.

Designation at this time will enable the Redeveloper to apply for Urban Development Action Grant funding from the U. S. Department of Housing and Urban Development by the current quarter deadline of January 31, 1981. The attached letter indicates that it is the intention of the Redeveloper to finalize the partnership details of their joint venture and expeditiously apply for a UDAG by this deadline.

It is recommended, therefore, that Kevin and Robin-Mayer Fitzgerald and the Tent City Corporation, Inc., be tentatively designated as Redevelopers in a joint venture of Re-use Parcels 11A and 11B in the South End Urban Renewal Area.

An appropriate resolution is attached.